

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-14790 - APPLICANT/OWNER: PUBLIC STORAGE, INC.

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 06/28/06, except as amended by conditions herein.
3. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to show an additional handicapped parking space and to show a roof on the trash enclosure, per Title 19 requirements.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall replace proposed Mexican Fan Palm trees located at the ends of parking rows with appropriate 24-inch box shade trees.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south (Assessor's Parcel Number 139-33-601-002) prior to the issuance of any permits.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 100,700 square-foot, four-story mini-warehouse facility on 4.0 acres at 295 South Martin L. King Boulevard.

EXECUTIVE SUMMARY

The proposed mini-warehouse building is an expansion of the current storage facilities on the site and will replace current recreational vehicle parking. The site generally complies with Title 19 commercial development standards; conditions of approval are added where the plan is deficient with regard to these standards. The recommendation is for approval.

BACKGROUND INFORMATION

A) *Related Actions*

- | | |
|----------|--|
| 11/14/89 | A building permit (#89046327) was issued for two mini-storage buildings, an office, and security dwelling at 295 South Martin L. King Boulevard. A final inspection was completed 04/26/90. |
| 11/15/89 | The City Council approved a Special Use Permit (U-0159-89) to remove and replace an existing 55-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) sign on this site. Approval was subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval. |
| 03/01/00 | The City Council approved a Required Five Year Review [U-0159-89(2)] of an approved Special Use Permit (U-0159-89) for a 55-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on this site. Approval was subject to a four year review. The Planning Commission and staff recommended approval. |
| 04/21/04 | The City Council approved a Required Four Year Review (RQR-3732) of an approved Special Use Permit (U-0159-89) for a 55-foot high, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on this site. Approval was subject to a four year review. The Planning Commission and staff recommended approval. |
| 05/17/06 | The City Council approved a revision (GPA-9219) to the land use map of the Downtown Redevelopment Area and an ordinance (Ord. #5830) adopting the amended plan. The amended plan includes all parcels within the subject site. |

08/24/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #20/ss).

B) Pre-Application Meeting

06/20/06 Access to the property is private and shared with the owner to the south. The Department of Public Works will require a copy of the joint access agreement for the shared drive. As Discovery Drive is slated to be aligned north of the site, half-street improvements may be required. Additional landscaping will be provided in the expansion area, but much of the current landscaping is restricted by existing pavement. The required parking lot landscaping will need to be waived.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 4.0

B) Existing Land Use

Subject Property: Mini-Warehouse
North: Parking lot
South: Furniture Store
East: Interstate 15
West: Warehouses

C) Planned Land Use

Subject Property: I (Industrial – Downtown Redevelopment Area)
North: I (Industrial – Downtown Redevelopment Area)
South: I (Industrial – Downtown Redevelopment Area)
East: ROW (Interstate 15)
West: C (Commercial – Downtown Redevelopment Area)

D) Existing Zoning

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: ROW
West: M (Industrial)

E) General Plan Compliance

The subject site is designated I (Industrial) by the Downtown Redevelopment Area Land Use Map. This area allows light industrial and research uses. The existing Mini-Warehouse use and the proposed expansion conform to the goals of this designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The site is located within the Downtown Redevelopment Area and is subject to all Title 19 requirements.

PROJECT DESCRIPTION

The subject area is the site of an existing mini-warehouse operation with recreational vehicle parking. The two (2) two-story buildings currently onsite house 792 storage units. The proposed project entails removal of all existing RV parking spaces and the construction of a four-story, 50-foot tall mini-storage building with 614 new units. All storage units will be completely enclosed. No truck rental is proposed.

Access to the property is shared with the parcel to the south from Martin L. King Boulevard. Security gates will remain on the site but will be relocated upon construction of the new storage building. The area around the buildings is already paved and provides access to all storage and parking areas. An existing flag design billboard is located on the eastern edge of the site along the I-15 frontage.

Additional screening landscaping is proposed, mostly along the west and north sides of the property. As most of the area is paved, trees are not provided on portions of the south and east sides.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required M	Provided	Compliance
Min. Lot Size	N/A	4.0 acres	N/A
Min. Lot Width	100 Feet	230 Feet	Y
Min. Setbacks			
• Front	10 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	0 Feet	18 Feet	Y
Max. Lot Coverage	N/A	45%	N/A
Floor Area Ratio	N/A	1.17	N/A
Max. Building Height	N/A	4 Stories/50 Feet	N/A
Trash Enclosure	Walled, gated, roofed	Walled, gated	N
Loading Zone	Not required	None	Y
Mech. Equipment	Screened	Parapet screened	Y

The proposed development complies with commercial development standards for the M (Industrial) Zoning District. A condition of approval will require that the trash enclosure be roofed.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to the subject property, as there are no protected properties adjacent.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Storage Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Mini-Warehouse	1,400	1 space/50 units + 5 spaces	31	2	32	1

The site will provide the required number of parking spaces. However, two handicapped spaces are required by Title 19 where one is provided. A condition of approval will require the striping of an additional handicapped space. This space does not need to be van-accessible.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	6 Trees	6 Trees
Buffer: <ul style="list-style-type: none">• Min. Trees	1 – 24” Box Tree/30 Linear Feet	32 Trees	32 Trees
<ul style="list-style-type: none">• Min. Zone Width• Wall height	8 Feet Not required		8 Feet 6 Feet (fence)

The expanded area meets all landscaping requirements, except parking lot landscaping, which requires that shade trees be provided in all planters at the ends of parking rows. Four shade trees are required where Mexican Fan Palm trees are proposed. A condition of approval will require these shade trees. Existing landscaping is restricted by private internal access roads.

A5) Sign Standards

Existing on-premise signage is located along the I-15 frontage and consists of two freestanding signs in conformance with Title 19.14 requirements. Proposed wall signage must conform to the sign standards for the M (Industrial) Zoning District.

B) General Analysis and Discussion

- Zoning

The subject site is zoned M (Industrial). The Mini-Warehouse use is permitted in this zoning district subject to certain conditions that ensure compatibility with the surrounding area. The applicant has stated that all of the conditions are already or will be met.

- Site Plan

A joint access agreement between this parcel and the parcel to the south shall be submitted to staff indicating legal shared access from Martin L. King Boulevard. The trash enclosure shall have a roof or trellis structure as required by Title 19.08.050. An additional handicapped parking space is required to meet Title 19 and building code standards.

- Waivers

No waivers are requested as part of this application.

- Landscape Plan

Perimeter landscaping is provided where possible and consists of 24-inch box Sawleaf Zelkova trees 30 feet on center. Arizona Ash and 12-foot Mexican Fan Palms are provided in the parking area. Since palms are not considered shade trees, which are required in parking areas, a condition of approval will require replacement of the palms at the ends of parking rows with suitable shade trees.

- Elevation

The provided elevations provide variation in color, materials and relief. They do not match the existing buildings but rather improve on the design, using split face CMU and stone-colored stucco.

- Floor Plan

A total of 614 new storage units will be provided; with the demolition of six existing units, this will bring the total number of units to 1,400. Units range in size from 25 square feet to 200 square feet.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed mini-warehouse building will extend the mini-warehouse services and storage area already existing on the site. The property is adjacent to Interstate 15 and other industrial uses, where increased height will not be incompatible with the area.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development conforms to the Industrial land use category of the Downtown Redevelopment Area Plan and generally meets Title 19 commercial development standards. Conditions of approval will address several minor deficiencies with regard to these standards.

3. “Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”

The applicant shall prove legal shared access exists to the site from Martin L. King Boulevard with the parcel to the south. Circulation around the site is logical and does not negatively impact the area.

4. “Building and landscape materials are appropriate for the areas and for the City;”

Building materials meet city zoning requirements. Mexican Fan Palms are inappropriate for parking areas and should be replaced with shade trees at the ends of parking rows.

5. “Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”

Building elevations are visually interesting and are compatible with the design of other large buildings in the area.

6. “Appropriate measures are taken to secure and protect the public health, safety and general welfare.”

The proposed development will be subject to inspections to ensure the public health, safety and welfare is safeguarded.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 33 by Planning Department

APPROVALS 0

PROTESTS 0